

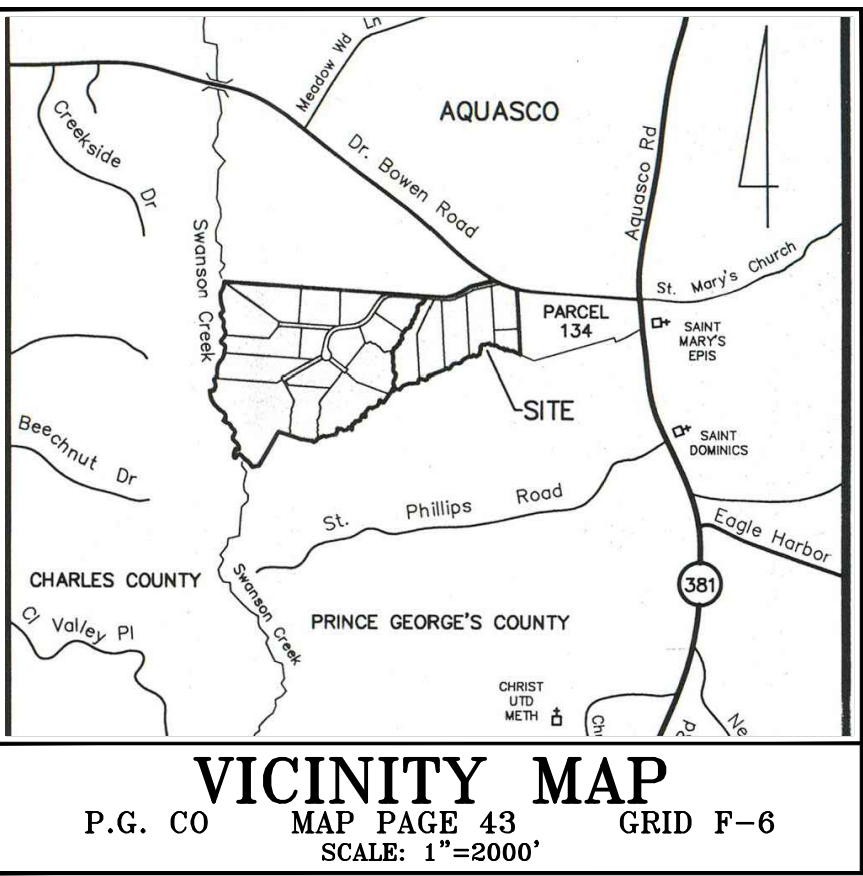


SITE PLAN ON PREVIOUSLY APPROVED TCP2-059-05-02

SCALE: 1"=50'

LEGEND

- Limits of Disturbance for Lot 20 Construction
- Water Table Test Location
- Percolation Test Location
- Well
- Shade Tree
- Ornamental Tree
- Evergreen Tree



Individual TCP2 with Previously Approved TCP1 or TCP2
Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	O-S		
2 Gross Tract:	3.79		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	3.79	0.00	0.00

6 Property Description or Subdivision Name: Garrett's Chance

7 Current TCP Number: TCP2-059-05 Rev # 3

8 Previous TCP Number: TCP2-059-05 Rev # 2

Site subject to the 2010 Ordinance (Y or N) N

Is this a priority funding area? (Y or N) N

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

9 Woodland Conservation Calculations:	Net tract	Floodplain
11 Acreage of Existing Woodland	1.39	0.00
12 Woodland Conservation Required for per TCP1 or TCP2	46.1%	1.75
13 Area of Woodland Cleared per previous TCP1 or TCP2	0.35	0.00
14 Area of Woodland Cleared per current TCP2	0.00	0.00
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
16 Additional Woodland Cleared by current TCP2	0.00	0.00
17 Does the TCP show 2:1 replacement?	N	0.00
18 Clearing above WCT (1/4:1 Replacement)	0.00	Replacement required = 0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Replacement required = 0.00
20 Total Woodland Conservation Required :	1.75	

SECTION III-Meeting the Requirement (Enter acres in corresponding column)

21 Woodland Conservation Provided:	(acres)
22 Woodland Preservation	1.39
23 Reforestation / Afforestation	0.36
24 Natural Regeneration	0.00
25 Landscape Credits	0.00
26 Area approved for fee-in-lieu	0.00
27 Credits Received for Off-site Mitigation on another property	0.00
28 Off-site Mitigation provided on this property	0.00
29 Total Woodland Conservation Provided	1.75

29 Area of net tract woodland not cleared 1.39 acres

30 Woodland retained not part of requirements: 0.00 acres

31 Prepared by: Sallie P Stewart Date: Dec 20, 2021

32 Qualifications: MD LA #612

TREE CONSERVATION PLAN CERTIFIED BY:

I hereby certify that the information on this plan is true and accurate and meets the minimum standards provided in the Prince George's County Environmental Technical Manual. I hereby certify that I have either personally prepared the plan or reviewed the work of others for accuracy and completeness.

12/20/21

Sallie P. Stewart

Date: 12/20/21

Sallie P. Stewart

MD Registered Landscape Architect #612

Exp. Date: 12/20/2023

Seal not valid without signature

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 -59-05				
Approved by	Date	DRD #	Reason for Revision	
00 Kim J. Finch	7/5/2005			
01 Kim J. Finch	9/28/2005			
02 Kim J. Finch	2/5/2018			
03 Sallie P. Stewart	1-6-2022	DSP-21017	Approval for Lot 20	
04				
05				
06				

UPDATES/REVISIONS:	
9/11/2021 ADDRESS PRE-ACCEPTANCE COMMENTS	
11/10/2021 UPDATE PLAN FOR DSP-21017, LOT 20	
12/6/2021 ADDRESS P&P COMMENTS	
12/20/2021 ADDRESS P&P COMMENTS	

LIMITED DETAILED SITE PLAN - LOT 20
PLAN NO. DSP-21017

GARRETT'S CHANCE
AQUASCO ELECTION DISTRICT No. 8
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: STANWICK ASSOCIATES 1751 ELTON RD., STE. 300 SILVER SPRING, MD 20903 301-434-7000	YSSS GRID: 2285D314, 2285E314 DESIGN: SPS DRAFT: DHL DATE: JULY 2021 SCALE: 1"=50'	TAX MAP: 180/B-4, C-4 SHEET: 3 OF 3 FILE NO.: 2021-1012-21 D
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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: GARRETT'S CHANCE LOT 20
APPLICATION NO.: DSP-21017
TCP NO.: TCP2-059-05-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JANUARY 12, 2022

SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack
Date: 2022.01.12 15:02:27 -05'00'

Jill Kosack
Authorized Signature

